

## **REGULAR MEETING AGENDA**

Wednesday, June 22, 2016     7:45 P.M.  
Public Meeting Room 206  
Darien Town Hall, 2 Renshaw Road  
Darien, Connecticut

### **OPENING**

Requests to the ZBA involve important legal property rights. The proposal may expand one owner's limitations and reduce another's protections as defined within the Zoning Regulations. Therefore, any information considered must be clearly provided and all hearing comments are recorded. **Please speak only into the microphones near the podium. In order to avoid unnecessary distractions, please silence all electronic/communication devices and avoid side conversations** within the meeting room and hallway near the door.

**The ZBA will make every reasonable effort to complete this agenda in a timely manner. However, complications may arise and it may be difficult to properly consider all of the requests tonight. You can be helpful by making your presentation efficiently.** Due to necessary scheduling of ZBA members, and possible involvement with other Board/Commission review, the following items may be considered out of sequence. Application requests may be heard and then deliberated one by one rather than all the deliberations occurring at the end of the meeting. Please understand that one or more hearing items may need to be opened and continued to a subsequent meeting and some hearings may be completed tonight but ZBA deliberation of the requests may be postponed to a later date. After the hearing of the project you are interested in is concluded, you may choose to make subsequent inquiries about a possible decision to ZBA office staff at 203-656-7351 during regular business hours.

### **PUBLIC HEARING**

#### **CALENDAR NO. 21-2016**

This proposal was previously scheduled for hearing on June 15, 2016. Due to the lack of a 5 member panel on June 15<sup>th</sup> the hearing was postponed to tonight June 22, 2016.

The application of Mark Lebow and William W. Seymour & Assoc. on behalf of J. Scott & Casey Barrett submitted on May 18, 2016 for variances of Section 406 of the Darien Zoning Regulations; to allow the construction of one story additions; Section 406: 4.0 in lieu of 10.0 feet minimum required north side yard setback, 14.8 in lieu of 15.0 feet minimum required south side yard setback, and 26.7 in lieu of 20.0 percent maximum allowable building coverage. The property is situated on the west side of Fairview Avenue approximately 150 feet north of the intersection with Highland Avenue and is shown on Assessor's Map #16 as Lot #26, being 5 Fairview Avenue and located in an R-1/3 (residential) Zone.

### **DELIBERATION AND DECISION**

Discussion, deliberation and a possible decision for Public Hearing request item listed above. Four affirmative votes out of the five seated ZBA members are required to approve a proposal. Decisions are made after the ZBA members review the public hearing comments, submitted plans and other application materials, and carefully consider possible stipulations to ensure the best possible project fit among the neighboring properties. If complications arise ZBA deliberation of the request may be postponed or continued to a later meeting date.

### **OTHER BUSINESS**

**This portion of the meeting is not a Public Hearing. Applicants and other interested parties are welcome to quietly observe the ZBA and staff fulfilling their regulatory responsibilities for the overall benefit of the community. Any expression from the audience is inappropriate and constitutes grounds for tabling the matter referred to or denying it without prejudice.**

1. Possible requested amendment to the approved plans of Calendar No. 38-2015, Paul Harris and Cole Harris Associates on behalf of 14 Clocks Lane LLC, 14 Clocks Lane.
2. Review of possible Resolution regarding timetable of ARB and ZBA projects review.
3. Review of possible Resolution regarding staff meeting with applicants prior to application submittal.
4. Review of proposed application form Item K clarifications.
5. Review of recent decisions and consideration of an evaluation.

6. Possible special meeting with Assistant Town Attorney John Louizos regarding ZBA procedures and policies. Consideration of a possible moratorium on receiving or acting upon sign applications.
7. General discussion of Application Materials, applicant identity, application review procedures, hearing guidelines, hardship criteria, decision practices/guidelines/ staff questions, project fit relative to neighbor properties, supervision/inspection of construction projects, and/or requested changes.
8. Any other business (a minimum 2/3, 67%, i.e. 3/4, 4/5, or 4/6, favorable vote of members present and voting is required to add an item to the agenda).

## **ADJOURN**